

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-33 2021 FEBRUARY 03

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** StudioHub Architects
1727 West Third Avenue
Vancouver, BC V6J 1K7
- 1.2 Subject:** Application for the rezoning of:
Lot 1, District Lot: 74,
Plan EPP107526
- From:** R3 Residential District
- To:** P1 Neighbourhood Institutional District
- 1.3 Address:** 5146 Laurel Street
- 1.4 Location:** The subject property is located on the west side of Canada Way, between Laurel Street and Fulwell Street (Sketch #1 *attached*).
- 1.5 Size:** The site has a total area of 9,168 m² (2.3 acres) with a frontage of approximately 123.4 m (404 ft.) along Laurel Street.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a two-storey seminary facility.

2.0 POLICY FRAMEWORK

The proposed seminary is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

A Connected Community

- **Partnership:** Work collaboratively with businesses, educational institutions, associations, other communities and governments.

A Healthy Community

- **Community involvement:** Encourage residents and businesses to give back to and invest in the community.

A Dynamic Community

- Economic opportunity: Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the west side of Canada Way, between Laurel Street and Fulwell Street (Sketch #1 *attached*). The property is currently improved with a single family dwelling and a church, which were constructed in 1948 and 1975, respectively. The western third of the subject property is currently vacant. To the north across Laurel Street and Canada Way are primarily single-family dwellings, with the exception of a neighbourhood convenience store and medical centre. To the east across Canada way are single-family dwellings and Harwood Park. To the south across Fulwell Street, and directly to the east are single-family dwellings. Vehicular access is provided from both Fulwell Street and Laurel Street to the subject property, with parking provided on two separate surface parking lots.

4.0 BACKGROUND INFORMATION

- 4.1 On 1973 April 02, Council granted Final Adoption for Rezoning Reference #72-29, which rezoned the eastern portion of the subject property from R3 Residential District to P1 Neighborhood Institutional District, to facilitate the construction of the church.
- 4.2 Council previously considered a rezoning application to the subject property to facilitate the rezoning of the remainder of the property for the construction of a new church (Rezoning Reference #69-16), but did not proceed to Public Hearing and was subsequently abandoned.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning of the subject property to P1 Neighborhood Institutional District in order to facilitate the construction of a two-storey seminary facility on the western vacant portion of the property as an accessory use.
- 5.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JT:jz
Attachment

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2020\20-33 5136 Laurel Street\Council Reports\Rezoning Reference 20-33 Initial Report 2021.02.08.doc

November 26, 2020

Johannes Schumann
Assistant Director Current Planning, City of Burnaby
4949 Canada Way, Burnaby, BC
V5G 1M2

Subject: Re-zoning of 5136 Laurel Street to build a new seminary

Dear Johannes,

The intent of this re-zoning application is to re-zone parcel 5136 Laurel street from R3 to P1 to build a new two storey seminary facility. In addition, we seek to consolidate parcels 5136 and 5146 Laurel Street. The new seminary facility will be considered accessory building to the existing principal P1 place of worship, St. Theresa's Church. The FAR will be determined during detailed design development.

Thank you for consideration of our re-zoning application and your support in this meaningful project.

Best regards,



Sarah Bjornson, Partner, Architect AIBC